



MONTGOMERY HOUSING ALLIANCE

www.montgomeryhousingalliance.org

A coalition of organizations focused on increasing the rate of preservation and development of affordable housing in Montgomery County

TESTIMONY ON THE 2020-2024 SUBDIVISION STAGING POLICY BY MARY KOLAR OF MONTGOMERY HOUSING ALLIANCE

September 15, 2020

Good evening, my name is Mary Kolar, and I am testifying on behalf of the Montgomery Housing Alliance. MHA is a coalition of organizations focused on increasing the rate of affordable housing preservation and development in Montgomery County. MHA members include non-profit developers, organizations that serve people in need of affordable housing, and other groups who count affordable housing as one of their policy goals.

MHA is extremely pleased to see the recommendation to end automatic housing moratoria in most of the county. Affordable housing is not exempt from moratorium, except under exceedingly specific circumstances. As you know, recent projections show that Montgomery County needs to increase production of housing over the next several years, especially housing affordable to households with low and moderate incomes. This goal will not be met while maintaining the existing moratorium policy.

At the same time, we recognize the need to ensure a high-quality school system with schools that are not overcapacity. This is why we support progressive increases to the recordation tax, which would boost funding for schools as well as rental assistance. The COVID-19 crisis has brought new urgency to expanding rental assistance resources in Montgomery County. As households face reductions in income, it becomes even more challenging for them to cover housing costs.

We also support the recommendation to require developers to include two times the standard share of MPDUs applicable to the project location in order to receive an impact tax waiver. This would increase the MPDU threshold to receive an impact tax exemption from 25% to 30% in areas with a 15% minimum MPDU requirement. This higher standard will result in more permanently moderately priced housing.

In closing, we urge you to support policies that will result in both high quality, affordable housing and in schools. Thank you for the opportunity to provide input as you consider the 2020-2024 Subdivision Staging Policy.



*The Montgomery Housing Alliance is a coalition of
the Community Development Network of Maryland*